



**ZONING BOARD OF APPEALS**  
**CITY OF NOVI**  
**Community Development Department**  
**(248) 347-0415**

**Case No. PZ14-0050**

**Location: (parcel 5022-21-101-001)**

**Zoning District: RA, Residential Acreage District**

The applicant is requesting variance from the CITY OF NOVI, CODE OF ORDINANCES, Section 2400 to allow development of four parcel with a reduced lot width of 141.75 (150 ft. required). The parcels are located east of Wixom Road and north of 10 Mile Road.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires that parcels within the RA zoning district have a minimum lot width of 150 ft.

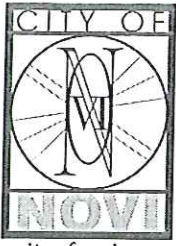
**City of Novi Staff Comments:**

According to the submitted plans, each new parcel will have a lot width of 141.76feet significantly less than the current minimum of 150 feet and a lot area of 1.79 acres, in order established as a vacant, legal, non-conforming building site. Staff supports consideration of the request provided that substantial justice can be provided to the other property owners in the district.

**Standards for Granting a Dimensional Variance:**

A variance may be granted if a practical difficulty exists due to all of the following:

- There are unique circumstances or physical conditions of the property such as narrowness, shallowness, shape, water, topography or similar physical conditions and the need for the variance is not due to the applicant's personal or economic difficulty because\_\_\_\_\_.
- The need is not self-created because\_\_\_\_\_.
- because\_\_\_\_\_.
- The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district because\_\_\_\_\_.
- The requested variance will not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district because\_\_\_\_\_.



ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

For Official Use Only

cityofnovi.org
ZBA Case No.

P2140050

ZBA meeting date

Nov 18

Check# Include payment with cash or check written to "City of Novi"

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

\*\*\*Please submit one original full set of all documentation and one CD with a pdf version of same.

Applicant's Name Katrina Berishaj Date 10/8/14

Company (if applicable)

Address\* 29300 Douglas Drive City Novi

State MI Zip code 48377 \*Where all case correspondence is to be mailed

Applicant's E-mail address kberishaj@bhmpmcs.com

Phone number 734-846-4850 Fax number

Request is for:

Residential Vacant property Commercial Signage

Address of subject ZBA case Dunser Zip code 48374

Cross roads of property

Sidwell number 50-22-20-376-045 May be obtained from Assessing Department (248) 347-0485

Is the property within a Homeowner's Association jurisdiction? Yes No

Zoning (Please circle one) MH R-A R-1 R-2 R-3 R-4 RM-1 RM-2 I-1 I-2 RC TC TC-1 Other

Property owner name (if other than applicant)

Does your appeal result from a Notice of Violation or Citation issued? Yes No

Indicate Ordinance section(s) and variances requested:

1. Section 301 Variance requested Percentage of 150' to 141.75'

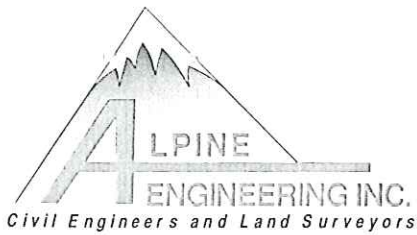
Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.
b. The location and dimensions of all existing and proposed structures and uses on property.
c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
d. Dimensions necessary to show compliance with the regulations of this Ordinance.

State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

Newly split properties have to now tap into and bring sewer and water to the site and have to bear cost of City infrastructure to the new sites.

Parcel located on Dinser Road I am requesting a lot variance of 8' per lot (4 lot split) instead of abiding by Zoning Ordinance of RA which allows for 150' minimum frontage. The main reason being that we currently have in place city infrastructure of utilities of sewer & water to install across the property that four lot owners would bear in bringing infrastructure to the site as opposed to three owners. The lot split would call for a frontage of 141.75', which would be well above average for Dinser Road which is currently at 115'. This variance would not change the appearance or devalue the houses on Dinser Road. If anything, this would add an additional house increasing the appearance of entryway into Dinser Road and still allow for well over an acre lots—zoning allows for 1 acre sites and this variance would conform well above standard after split of 1.89 acre parcels.



46892 West Road, Suite 109  
Novi, Michigan 48377  
Phone: 248-926-3701  
Fax: 248-926-3765

September 29, 2014

Katrina Berishaj  
BHM Properties & Investments, Inc.  
29300 Douglas Drive  
Novi, MI 48377

Re: Proposed Parcel Split  
Project No. 13-380  
Parcel No. 22-20-376-045  
City of Novi, Oakland County

Dear Katrina:

The proposed land division for the above mentioned lot does not violate the Land Division Act, P.A. 288 of 1967 as amended by P.A. 591 of 1996 and P.A. 87 of 1997.

If you have any questions please feel free to call (248) 926-3701.

Regards,  
Alpine Engineering Inc.

*Ginger Michalski-Wallace*  
Ginger Michalski-Wallace, PS

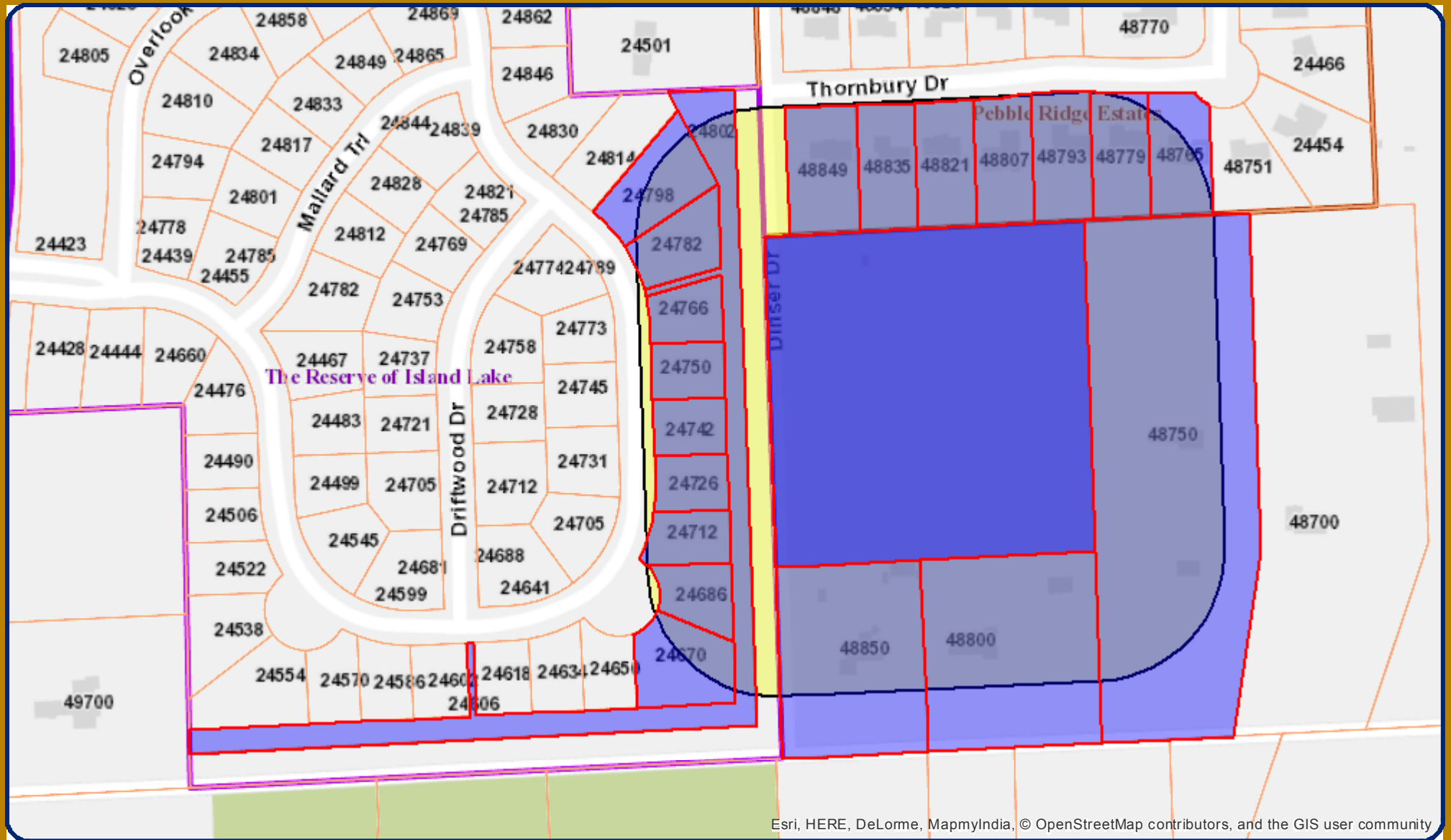


*- Not Approved - M.W. lot worth 150!  
UMJ.*



# Novi, MI

22-20-376-045



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



Map Produced Using the  
City of Novi, Michigan  
Internet Mapping Portal



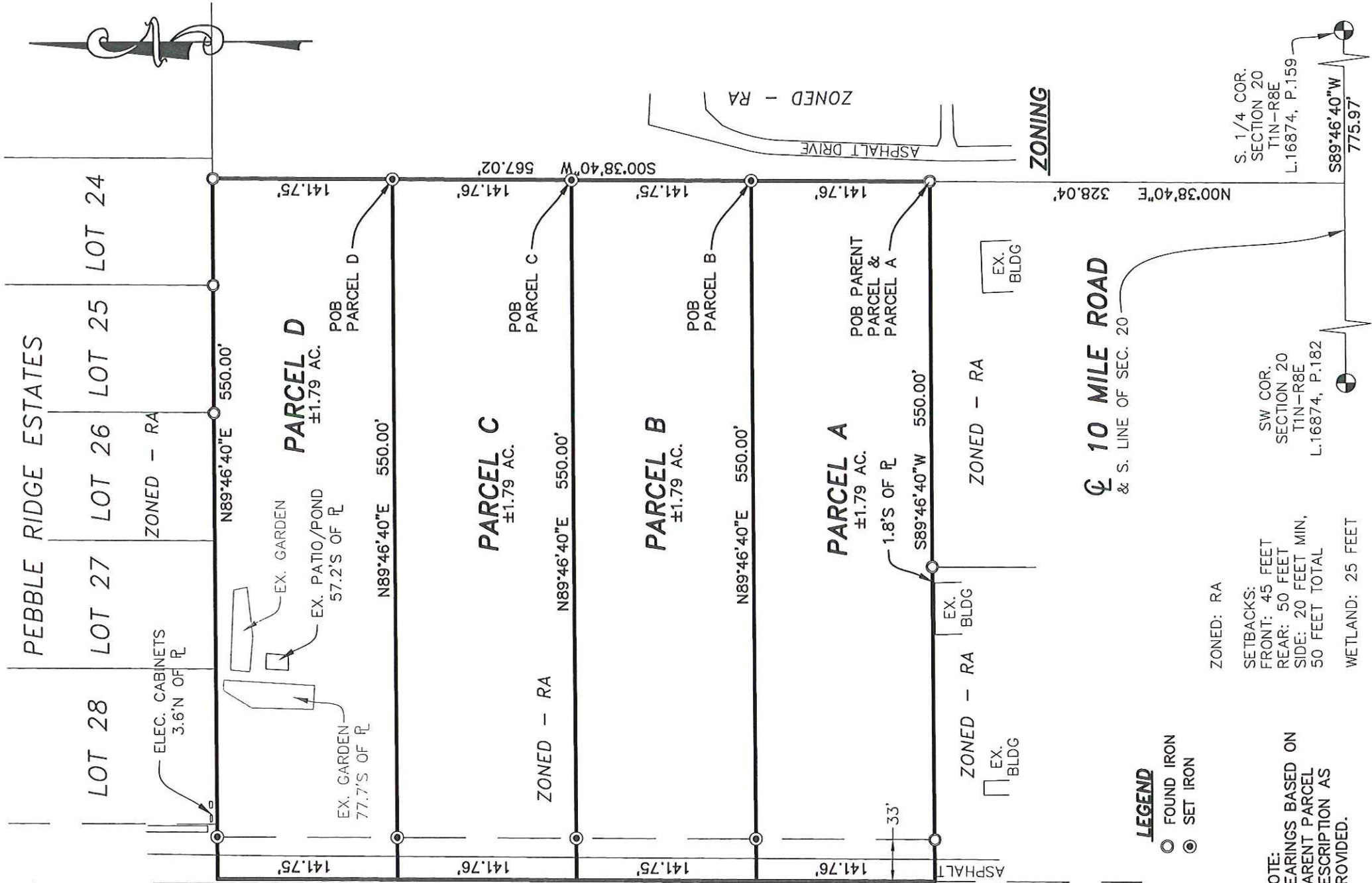
Author:  
Date: 10/28/2014



#### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>

DINSER ROAD (VARIABLE WIDTH) 567.02' N00°38'40"W(R) 141.75'



**LEGEND**  
 ○ FOUND IRON  
 ● SET IRON

**NOTE:**  
 BEARINGS BASED ON  
 PARENT PARCEL  
 DESCRIPTION AS  
 PROVIDED.

ZONED: RA  
 SETBACKS:  
 FRONT: 45 FEET  
 REAR: 50 FEET  
 SIDE: 20 FEET MIN,  
 50 FEET TOTAL  
 WETLAND: 25 FEET

**10 MILE ROAD**  
 & S. LINE OF SEC. 20

**ZONING**



46892 WEST ROAD  
 SUITE 109  
 NOVI, MICHIGAN 48377  
 (248) 926-3701 (BUS)  
 (248) 926-3765 (FAX)

CLIENT:	KATRINA BERISHAJ	
	<b>PARCEL SPLIT</b>	
	<b>PARCEL NO. 22-20-376-045</b>	
SECTION: 20	TOWNSHIP: 1N	RANGE: 8E
	CITY OF NOVI	OAKLAND COUNTY
	MICHIGAN	
DATE:	9-25-14	
DRAWN BY:	JRV	
CHECKED BY:	GLM	
FBK: 276	1/2	0889
CHF: BAJ		12
SCALE	HOR 1"=100 FT. VER 1"= - FT.	



PARENT PARCEL: (AS PROVIDED)

PART OF THE SOUTHWEST 1/4 OF SECTION 20, T1N-R8E, DESCRIBED AS: BEGINNING AT A POINT DISTANT S89°46'40"W 775.97 FEET AND N00°38'40"E 328.04 FROM THE SOUTH 1/4 CORNER OF SECTION 20; AND PROCEEDING THENCE S89°46'40"W 550.00 FEET; THENCE N00°38'40"E 567.02 FEET; THENCE N89°46'40"E 550.00 FEET; THENCE S00°38'40"W 567.02 FEET TO THE POINT OF BEGINNING.

PARCEL A:

PART OF THE SOUTHWEST 1/4 OF SECTION 20, T1N-R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE S89°46'40"W 775.97 FEET ALONG THE CENTERLINE OF 10 MILE ROAD AND THE SOUTH LINE OF SAID SECTION 20; THENCE N00°38'40"E 328.04 FEET TO THE POINT OF BEGINNING; THENCE S89°46'40"W 550.00 FEET; THENCE N00°38'40"E 141.76 FEET ALONG THE CENTERLINE OF DINSER ROAD (VARIABLE WIDTH); THENCE N89°46'40"E 550.00 FEET; THENCE S00°38'40"W 141.76 FEET TO THE POINT OF BEGINNING, CONTAINING 1.79 ACRES OF LAND, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

PARCEL B:

PART OF THE SOUTHWEST 1/4 OF SECTION 20, T1N-R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE S89°46'40"W 775.97 FEET ALONG THE CENTERLINE OF 10 MILE ROAD AND THE SOUTH LINE OF SAID SECTION 20; THENCE N00°38'40"E 469.80 FEET TO THE POINT OF BEGINNING; THENCE S89°46'40"W 550.00 FEET; THENCE N00°38'40"E 141.75 FEET ALONG THE CENTERLINE OF DINSER ROAD (VARIABLE WIDTH); THENCE N89°46'40"E 550.00 FEET; THENCE S00°38'40"W 141.75 FEET TO THE POINT OF BEGINNING, CONTAINING 1.79 ACRES OF LAND, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

PARCEL C:

PART OF THE SOUTHWEST 1/4 OF SECTION 20, T1N-R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE S89°46'40"W 775.97 FEET ALONG THE CENTERLINE OF 10 MILE ROAD AND THE SOUTH LINE OF SAID SECTION 20; THENCE N00°38'40"E 611.55 FEET TO THE POINT OF BEGINNING; THENCE S89°46'40"W 550.00 FEET; THENCE N00°38'40"E 141.76 FEET ALONG THE CENTERLINE OF DINSER ROAD (VARIABLE WIDTH); THENCE N89°46'40"E 550.00 FEET; THENCE S00°38'40"W 141.76 FEET TO THE POINT OF BEGINNING, CONTAINING 1.79 ACRES OF LAND, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

PARCEL D:

PART OF THE SOUTHWEST 1/4 OF SECTION 20, T1N-R8E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE S89°46'40"W 775.97 FEET ALONG THE CENTERLINE OF 10 MILE ROAD AND THE SOUTH LINE OF SAID SECTION 20; THENCE N00°38'40"E 753.31 FEET TO THE POINT OF BEGINNING; THENCE S89°46'40"W 550.00 FEET; THENCE N00°38'40"E 141.75 FEET ALONG THE CENTERLINE OF DINSER ROAD (VARIABLE WIDTH); THENCE N89°46'40"E 550.00 FEET; THENCE S00°38'40"W 141.75 FEET TO THE POINT OF BEGINNING, CONTAINING 1.79 ACRES OF LAND, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD, IF ANY.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE ABOVE DESCRIBED PROPERTY, EXCEPT AS SHOWN HEREON. I FURTHER CERTIFY THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AND THAT THE ERROR OF CLOSURE OF THIS SURVEY WAS NOT GREATER THAN 1 PART IN 5,000.

*Dwight Michalski-Wallace*

GINGER MICHALSKI-WALLACE  
PROFESSIONAL SURVEYOR #47964



46892 WEST ROAD  
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CLIENT:

KATRINA BERISHAJ

**PARCEL SPLIT**

**PARCEL NO. 22-20-376-045**

SECTION: 20 TOWNSHIP: 1N RANGE: 8E  
CITY OF NOVI  
OAKLAND COUNTY  
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2/2